

## EXHIBIT A

	<b>COYOTE VALLEY SPECIFIC PLAN (CVSP) SUMMARY WORK PLAN</b>	
<b>Phase No.</b>	<b>Task Description</b>	<b>Estimated Dates</b>
<b>1)</b>	<b>Project Initiation</b> a. Prepare for Project Kickoff/Initial project work b. Introduce Design Consultants & their Approach at Task Force Meeting c. Conduct Stakeholder Interface Meetings d. Conduct Coyote Valley Tour and Group Visioning at Task Force and Community Meetings	<b>1/04 to 3/04</b>
<b>2)</b>	<b>Develop Land use and Urban Form Alternative Concepts</b> Conduct environmental footprint options study, develop numerical land use modeling template, conduct concept feasibility studies, and develop urban form alternatives and financing concepts. Design three alternative urban design programs and create matrix. Plan and conduct the fourth community meeting. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>3/04 to 5/04</b>
<b>3)</b>	<b>Develop three Land Use/Urban Design Alternatives Plans</b> Prepare three land use/urban design alternatives with different land uses, opportunities and urban forms. The alternatives will include a land use plan and tables, transportation plan, environmental footprint, selected building typologies, selected urban form vignettes, and comparative analysis data. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>5/04 to 6/04</b>
<b>4)</b>	<b>Analyze/Refine Design Alternatives</b> Provide refined alternatives for review by environmental consultants, infrastructure consultants, and economic consultants to ensure its feasibility. Perform a phasing analysis and develop a preferred alternative selection methodology. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>6/04 to 8/04</b>
<b>5)</b>	<b>Create Preferred Design Alternative</b> Refine the preferred alternative plan based on input from technical consultants and community meeting. Include the following elements in the preferred alternative: Environmental footprint, numerical land use modeling template and ratios, private development criteria, transportation plan and parking plan. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>8/04 to 9/04</b>

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<b>6)</b>	<b>Present Preferred Design Alternative to City Council and Begin Environmental Impact Report (EIR) Scoping</b> Preferred alternative is presented to Council with environmental footprint, numerical land use modeling template and ratios, private development criteria, transportation, parking, open space, and community facilities.  Task Force Meetings Technical Advisory Committee Meeting Community Meetings  City Council Hearing (Action: Approve preferred alternative)	<b>9/04</b>
<b>7)</b>	<b>Complete EIR scoping and Prepare EIR Notice of Preparation (NOP)</b> Provide information and material needed by EIR consultants to Identify and accept initial base condition work; identify general and specific scope of EIR by element; identify specific plan versus project level EIR work; and proceed with EIR process based on preferred alternative.  EIR Public Scoping Meetings Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>9/04 to 10/04</b>
<b>8)</b>	<b>Develop Draft Specific Plan and Circulate DEIR</b> Develop Draft Specific Plan based on preferred alternative. Draft plan will contain the following elements: Land use, urban form, circulation/transportation, landscape plan, infrastructure plan, community facilities plan, phasing, and financing plan.  Task Force Meetings Technical Advisory Committee Meetings Community Meetings Public Circulation of Draft EIR	<b>10/04 to 9/05</b>
<b>9)</b>	<b>Other Program Components/Final Draft Specific Plan</b> Refine draft specific plan taking EIR mitigations into account. Complete implementation, financing and phasing elements. Develop final burden allocation. Assist in preparation of response to DEIR comments.  Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>10/05</b>
<b>10)</b>	<b>Complete Illustrative Presentation Graphics</b> Refine and finalize all illustrations, animations, videos, outreach publications and notices and electronic media.  Task Force Meetings Technical Advisory Committee Meetings  Community Meetings	<b>10/05</b>
	Community Meetings	

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<b>11)</b>	<b>Create Design Guidelines</b> Define a CVSP "style" if any; develop building typologies and residential typologies guidelines; develop community/commercial typologies guidelines; develop "regional export" commercial typologies guidelines; develop civic building typologies guidelines. Also, develop the following guidelines: Urban form, transit oriented development, mixed-uses, destination retail and entertainment, landscaping, street character and form, open space. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>9/04 to 10/05</b>
<b>12)</b>	<b>Create Coyote Zoning Districts</b> Define different zoning districts; delineate zoning district boundaries; define zoning criteria; identify and define prohibited, conditional, permitted and special uses; formulate development standards; identify trigger/performance based zoning incentives; create zoning districts. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>9/04 to 10/05</b>
<b>13)</b>	<b>Develop Specific Plan Administration</b> Identify and specify environmental review criteria for projects (exemption, negative declarations, other additional review); identify special projects requiring accelerated permitting; determine formula for specific plan fees, capital improvement participation, late comer fees, and reimbursements; specify specific plan amendment process. Task Force Meetings Technical Advisory Committee Meetings Community Meetings	<b>10/05</b>
<b>14)</b>	<b>Community Review Period</b> Task Force Wrap Up Meeting City Commissions and Committees Meetings	<b>10/05 to 11/05</b>
<b>15)</b>	<b>Planning Commission Certification of EIR and Recommendation of Specific Plan Package</b> Provide information needed for Planning Commission certification of Final EIR.	<b>11/05</b>
<b>16)</b>	<b>City Council Appeal of Final EIR Certification (if necessary)</b>	<b>Early 12/05</b>
<b>17)</b>	<b>City Council Adoption of CVSP documents</b> Present final draft Specific Plan, Design Guidelines and Zoning Districts to City Council; simultaneously present final EIR. Council adopts Specific Plan and incorporates it into San Jose 2020 General Plan.	<b>12/05</b>

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Note: Community Meetings in this work plan represent various forms of outreach, including but not limited to community meetings, property owner meetings, focus group meetings, stakeholder meetings, etc.